



~~March 21, 2006 CPC~~
~~May 16, 2006 CPC~~
May 24, 2006 BS

STAFF'S
REQUEST ANALYSIS
AND
RECOMMENDATION

06SN0155
(AMENDED)

Continental 184 Fund LLC

Midlothian Magisterial District
Greenfield Elementary Robious Middle and James River High School Attendance Zones
South line of Robious Road

REQUEST: Rezoning from Residential (R-7), Community Business (C-3) and Agricultural (A) to Regional Business (C-4) with a Conditional Use to permit multifamily residential uses and a Conditional Use Planned Development to permit exceptions to Ordinance requirements.

PROPOSED LAND USE:

A mixed use development containing commercial and multifamily residential uses is planned.

On May 16, 2006, the Planning Commission deferred this case to July 18, 2006. Therefore, the Board should defer this request pending the Planning Commission's recommendation.

CASE HISTORY

Planning Commission Meeting (3/21/06):

The Commission deferred this request to May 16, 2006, thirty (30) days on their own motion and thirty (30) days at the applicant's request.

Staff (3/22/06):

The applicant was advised in writing that any significant, new or revised information should be submitted no later than March 27, 2006, for consideration at the Commission's May 16, 2006, public hearing.

Also, the applicant was advised that a \$230.00 deferral fee must be paid.

Area Property Owners, Applicant, Staff and the Midlothian District Commissioner (3/29/06):

A meeting was held to discuss this request.

Concerns included connectivity to Old Farm Road and the potential transportation impacts; compatibility between the proposed multifamily residential and existing single family residential development; commercial encroachment into single family residential area; and enhanced buffers between the proposed development and residential neighborhoods.

Applicant (3/31/06):

The deferral fee was paid.

Applicant (4/11/06):

The application was amended.

Planning Commission Meeting (5/16/06):

At the request of the applicant, the Commission deferred this case to July 18, 2006.

Staff (5/17/06):

The applicant was advised that any significant, new or revised information should be submitted no later than May 22, 2006, for consideration at the Commission's July 18, 2006, public hearing.

Also, the applicant was advised that a \$250.00 deferral fee must be paid prior to the Commission's public hearing.

The Board of Supervisors, on Wednesday, May 24, 2006, beginning at 7:00 p.m., will take under consideration this request.



06SN0155 (AMENDED)

Rez: C-3, R-7 & A TO

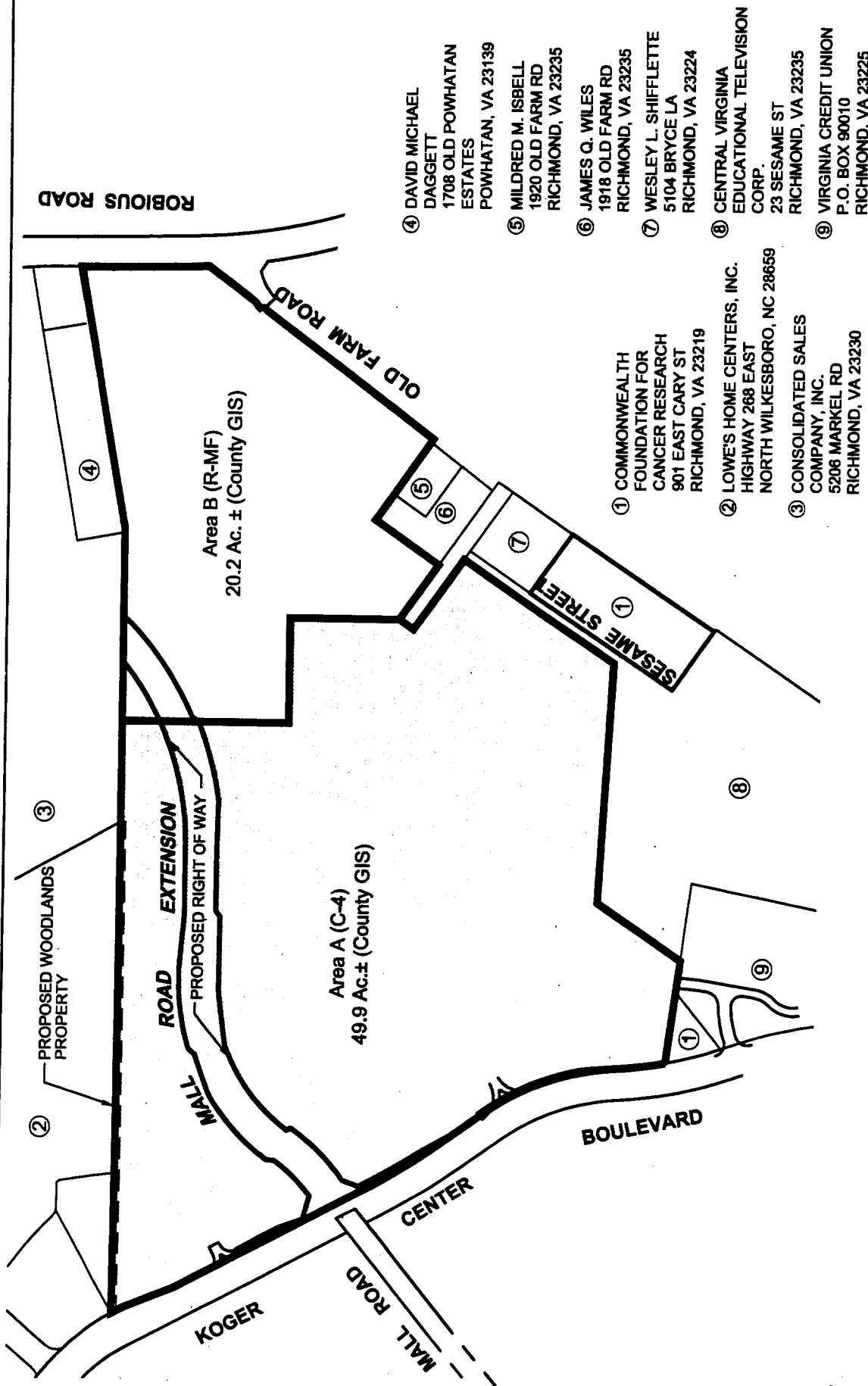
C-4 w/C.U.P.D.

C.U.



1000 0 1000 Feet



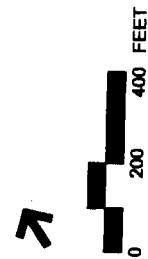


Vanasse Hangen Brustlin, Inc.

Figure 1 March 18, 2006

Conceptual Plan
Koger Center Boulevard
Chesterfield County, Virginia

ACREAGE BASED ON
CHESTERFIELD COUNTY GIS
BOUNDARY DATA PROVIDED
BY OTHERS



065N0155-1